



Somerset House Farm
Ingleby Arncliffe, Northallerton DL6 3JP



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An Exceptionally Well Presented 4 Bedroom Farmhouse set in 2.50 Acres approx.

- Modernised 4 Bedroom Farmhouse
- 2 Bedroom Annex
- New Triple Timber Clad Garage
- Planning Permission for Three 1 Bedroom Holiday Cottages
- Large Paddock
- Unique & Rare Opportunity
- Guide Price: £975,000
- Viewing by Appointment

SITUATION

Ingleby Arncliffe ¾ mile, East Harlsey 1 mile, Northallerton 9 miles, Stokesley 7 miles, Yarm 8 miles (all distances are approximate).

Somerset House is strategically located close to the A19. The property is approached through new electric gates leading to the large gravelled yard area. The close proximity to A19 provides superb accessibility, both to the north and south. Somerset House stands well with superb views of the Cleveland Hills.

DESCRIPTION

Somerset House comprises a large 4 bedroom House which has been modernised to a very high standard throughout. The property has a unique roof terrace, which is accessed directly from the Master Bedroom with uninterrupted views over open countryside.

In addition to the main dwelling there is a two bedroom detached Annex which has been well maintained and updated to a high standard.

The property benefits from full planning permission to convert the traditional farm

buildings to create three self contained one bedroom holiday cottages.

The Farmhouse

The accommodation is beautifully presented to exacting standards and extends to approximately 2,700 ft². The property benefits from a biomass boiler and is fully double glazed. It is superbly appointed with first class fixtures and fittings.

The property is entered by a spacious Entrance Hall which features open beams, tiled floor and bespoke oak glass staircase.

The ground floor benefits from a substantial modern yet traditional shaker-style Kitchen with a spacious open plan Breakfast Room with integrated appliances and exposed stone partitions.

The Utility Room is accessed off the main hall together with the Cloakroom.

The Sitting Room and Dining Rooms are accessed by oak French doors and both feature stunning fireplaces. The well proportioned Sitting Room also has exposed

stone walls and seeks ample of natural light from the reconfigured Sunroom.

The guest bedroom is situated on the ground floor which enjoys stunning views of the garden.

To the first floor there are three further double Bedrooms, one of which is the Master Bedroom. All bedrooms have an En-Suite Shower or Bathroom. The Master Bedroom has the benefit of a Dressing Room, with French doors leading to the stunning terrace which overlook the surrounding countryside and across to the Cleveland Hills.

Somerset Annex Cottage

The detached cottage has also been modernised with quality fittings throughout. The downstairs accommodation extends to a Sitting Room which has a beautiful feature fireplace and door leading to the private rear garden which is complemented by a gravelled patio and decking area.

The downstairs features a quality fitted Kitchen with a range of units and integrated

appliances, alongside room for a large dining table with Utility Room to the rear.

To the first floor there are two well proportioned Bedrooms, with En-Suite Shower Rooms.

The cottage was used as a successful holiday let, with its great location and beautiful surroundings.

Externally, the property is complemented by large south facing gardens and grounds which wrap around the property and providing a degree of privacy from the A.19. Amongst the outdoor space is a large pond with water features, two terraced seating areas, one of which is accessed from the main Sitting Room.

There is also opportunity for glamping and caravan pitches, subject to planning.

OUTSIDE

The property is complemented by a new timber clad three bay garage / workshop together with a room above, which offers potential purchasers space for a home office or gym. The garage is fully insulated and has

the benefit of mains electricity and mains water, oil fired central heating and its own package treatment plant.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure

Freehold with vacant possession upon completion of the sale.

Boundaries

The boundary of the property is shown marked red on the attached plan, which is for identification purposes only.

Planning

Somerset House has the benefit of full planning permission to convert the traditional former stables and cow byres into three self contained one bedroom holiday cottages, in accordance with the Decision Notice dated 20th December 2019 (Planning Ref: 19/01419/FUL). The planning consent has been triggered following the construction of the new garage and workshop which was completed in 2022.

Services

Mains three phase electric, mains water and private drainage. The farmhouse is heated by a biomass boiler. The cottage and workshop have oil fired boilers and central heating.

Council Tax

Farmhouse – Band E.
Annex – Band B.

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Method of Sale

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations

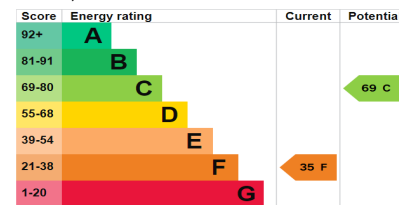
Please note that if you are the successful purchaser(s) it is now a legal requirement for you to provide two forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

What3words

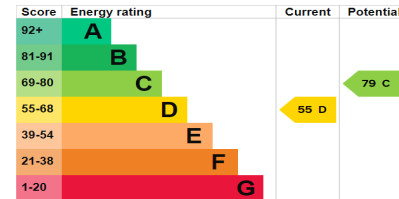
Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property
///fizzled.zoos.awakes

EPC Ratings

Farmhouse – Rating F (prior to refurbishment works)



Annex – Rating D.



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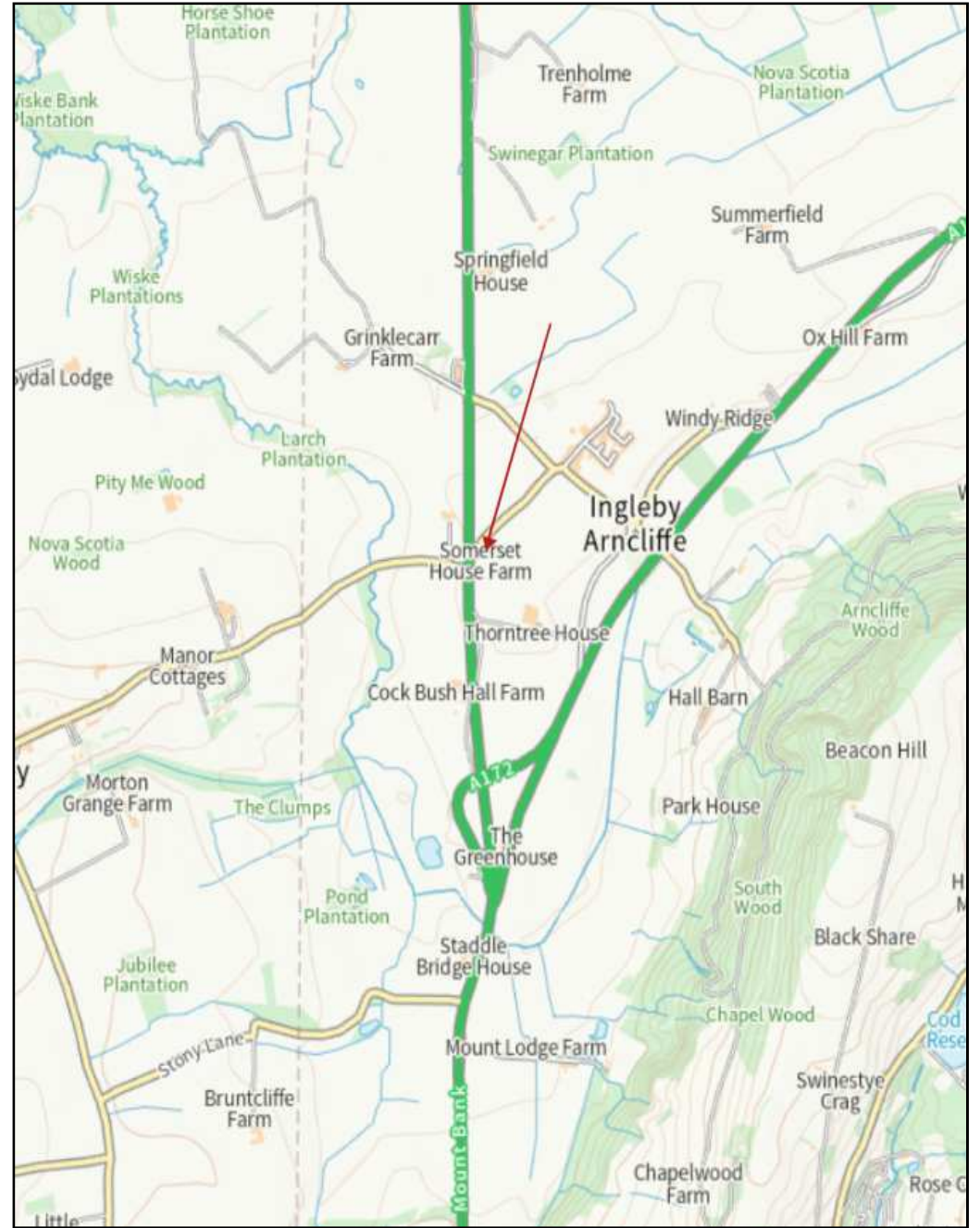
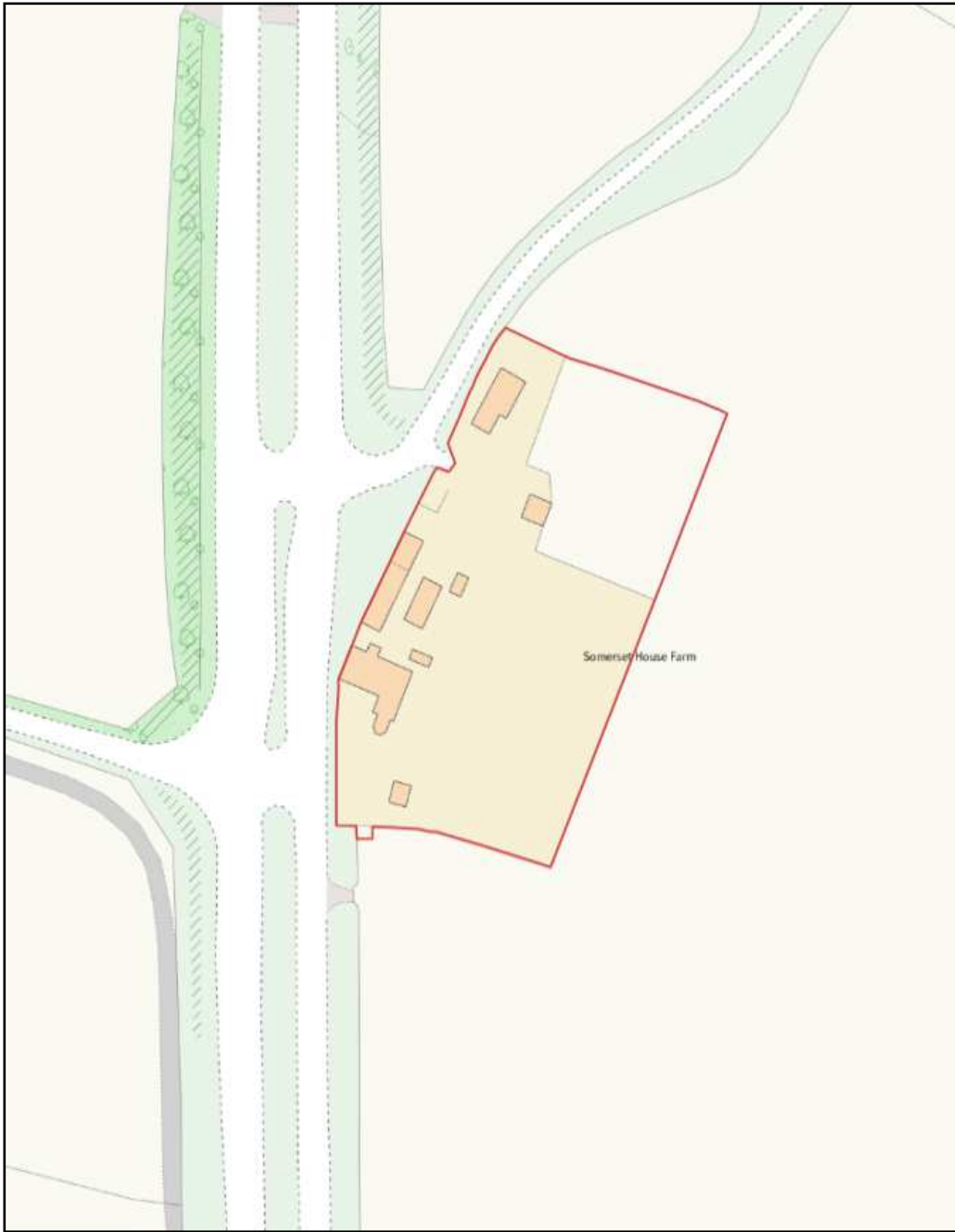
Main area: approx. 252.2 sq. metres (2714.2 sq. feet)
 Plus garages: approx. 78.2 sq. metres (841.8 sq. feet)
 Plus outbuildings: approx. 115.5 sq. metres (1243.7 sq. feet)
 Plus annex: approx. 89.9 sq. metres (968.1 sq. feet)
 Plus above garage: approx. 35.4 sq metres (381.1 sq feet)



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Robin Jessop by Vue3sixty Ltd





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